

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bergen County

State: NJ

PJ's Total HOME Allocation Received: \$49,731,044

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	87.58 %	89.44 %	21	90.66 %	29	27	
% of Funds Disbursed	85.46 %	79.59 %	8	81.06 %	67	63	
Leveraging Ratio for Rental Activities	1.5	4.71	23	4.62	19	23	
% of Completed Rental Disbursements to All Rental Commitments***	93.60 %	85.10 %	14	81.27 %	50	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.83 %	65.13 %	6	68.23 %	72	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.05 %	82.90 %	23	79.86 %	21	22	
% of 0-30% AMI Renters to All Renters***	44.36 %	44.92 %	17	44.82 %	50	48	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	83.08 %	96.07 %	26	94.65 %	7	9	
Overall Ranking:			In State:	17 / 27	Nationally:	33 38	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$43,474	\$26,982		\$25,419	390 Units	25.80 %	
Homebuyer Unit	\$44,881	\$16,774		\$14,530	355 Units	23.50 %	
Homeowner-Rehab Unit	\$0	\$15,065		\$20,251	0 Units	0.00 %	
TBRA Unit	\$7,610	\$8,048		\$3,156	766 Units	50.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bergen County NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,520	\$173,511	\$0
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	70.3	46.7	0.0	54.8
Black/African American:	20.2	19.8	0.0	29.8
Asian:	1.5	2.0	0.0	0.5
American Indian/Alaska Native:	0.0	0.3	0.0	0.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.6	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.5	0.0	0.0
Asian/Pacific Islander:	1.2	3.1	0.0	1.0

ETHNICITY:

Hispanic	6.7	24.9	0.0	13.4
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HOUSEHOLD SIZE:

1 Person:	74.6	12.2	0.0	43.6
2 Persons:	15.0	25.8	0.0	25.2
3 Persons:	4.0	21.2	0.0	13.8
4 Persons:	3.7	27.8	0.0	9.9
5 Persons:	1.5	8.5	0.0	4.7
6 Persons:	0.9	2.5	0.0	1.3
7 Persons:	0.0	1.1	0.0	0.1
8 or more Persons:	0.3	0.8	0.0	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.4	14.4	0.0	18.3
Elderly:	38.5	1.7	0.0	37.2
Related/Single Parent:	10.4	38.5	0.0	30.7
Related/Two Parent:	4.3	43.1	0.0	5.6
Other:	3.4	2.3	0.0	8.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	14.1	0.6 [#]
HOME TBRA:	13.5	
Other:	10.4	
No Assistance:	62.1	

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

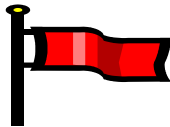
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bergen County **State:** NJ **Group Rank:** 33
State Rank: 17 / 27 PJs **Overall Rank:** 38
Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	93.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.83	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	83.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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